

Renovate Building 6 Project 529-13-106 Questions and Answers

Q1 There is a spec section titled Low Energy Power Assist Door Operators, 08 71 13.11. It does not appear however that there are any automatic door operators on the project. This should be noted on the drawings or in the door hardware schedule by designation ADO. Please advise if this spec section was mistaken added or if there are operators on the project and where to find.

A1

No doors to have automatic door operators. Specification 08 71 13.11 to be deleted.
Refer to revised spec section 00 01 00, 08 71 00, and Submittal Registry (01 33 23.A).

Q2 Will bids be accepted via e-mail or do they need to either be delivered in person in original copy or sent via courier in original copy?

A2 This is a sealed bid solicitation and electronic offers will NOT be accepted.

Q3 Can information/photos be provided as to the existing conditions of the Attic Space? This area was not accessible during the pre-bid meeting.

A3 There will be no additional site visits for the attic space. See attached photos A-1 through A-7. Refer to answer to Q40.

Q4 Can information/photos be provided as to the existing conditions in Basement Room 017A? This area was not accessible during the pre-bid meeting.

A4 See attached photos IT-1 through IT-3 for photos of the existing IT Closet (017A) in the basement. Dimensions are approximately 6'0"L x 1'6"W.

Q5 Please provide confirmation that all Commissioning Work is to be handled by the VA directly and is NOT to be included in our bid for this project.

A5 VA will act as commissioning agent. Contractor is responsible as per spec 01 91 00 paragraph 1.10. Refer to answer to Q27.

Q6 Please provide clarification as to where any wall protection implements are to be installed. Wall protection is called-out in the specifications as well as has a line item in the Submittal Registry but they are not shown anywhere on the drawings as to where they are located/required.

A6 Refer to revised dwg 2/A100 for locations of wall and corner protection.

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Q7 Is there any ICRA we need to be concerned about? Area is not connected to patient areas at all.

A7 Yes. Include ICRA. Primarily a Class II but may vary depending on work activity.

Q8 There is no specification on the chain link fence. It is assumed the details on drawing C-501 are enough.

A8 Yes.

Q9 There is no specification on the foundation waterproofing. Assume description in keynote 11 on drawing C-101 is adequate.

A9 Yes.

Q10 There is a specification section for subsurface preparation for floor finishes. Has any testing been done? This is a pretty expensive item to carry if not needed.

A10 No testing for subsurface preparation has been performed. Testing will be the responsibility of the Contractor. Moisture mitigation to be a square foot allowance of 1000 square feet. A unit price will be required to adjust the allowance as required based on testing results. Refer to revised spec section 01 00 00; Part 1.3.B.

Q11 Do all P6 walls receive a fluid applied air barrier? What about wall type P7?

A11 Yes. All P6 walls to receive fluid applied barrier.
Yes. P7 revised to receive air barrier.
See revised partition dwg A000.

Q12 Door #123 – Warehouse Supt. Indicates a frame type FF72. There is no such frame shown in the door and frame types. There is however a frame type F6 that does not correspond with any doors in the door schedule. It is assumed that this is the frame.

A12 Correct, that frame should read F6. See revised door schedule on dwg A610.

Q13 Section 01 00 00 (1.3 B) is indicating that unit prices are to be included as part of bid item 1. The bid form contained in the solicitation document has no place for any unit prices. Will a revised bid form be sent out should we submit a separate sheet along with the bid form?

A13 Revised bid form will not be sent out. Contractor to provide unit costs in a separate sheet along with the bid form. Refer to revised spec section 01 00 00; Part 1.3.B for updated list of items to include.

- Q14 Please provide more detail as to the porcelain wall tile in toilet rooms 114 and 115. Is the tile just a wainscot? Does it go floor to ceiling? Is there existing tile that needs removed? Are there any substrate repairs need?
- A14** Drawing AD101 calls for existing tile to be removed. These rooms generally have floor tile and floor to ceiling wall tile. In the locker areas the tile is only in smaller areas. See existing conditions photographs on new dwg AD103 - Existing Conditions Photographs. Refer to revised dwg GI001 and revised spec section 00 01 15.
- Q15 Is there an approximate size / depth for the existing void area under the slab? Please advise what should be carried in the proposal.
- A15** The approximate size is to be assumed as shown on dwg SF101. The bid item is unit cost with an estimated quantity of 25 cubic yards as defined in spec section 01 00 00; Part 1.3.B.
- Q16 Are fire dampers required in all duct running between the 1st floor and the attic? Or only where shown? Please show all fire dampers required.
- A16** No. Fire dampers are required only where shown. Refer to revised drawings MH102 and MH103.
- Q17 Are fire dampers required in all ducts running between the basement and the 1st floor?
- A17** Yes. There is only one duct between basement and 1st floor, at 10x10 OA duct for 06-BC-05. Refer to revised dwg MH101.
- Q18 Is there a louver specification? If not please provide.
- A18** Specification not required. Exhaust louver make, model, size, and performance are provided on dwg MH101. Louver shall be as identified or as equal in ALL respects, including material type and thickness.
- Q19 Is there a dust collector and accessories specification and schedule?
- A19** Specification not required. Dust collector and accessories are identified on dwg MH102.
- Q20 Is the Torit the only acceptable dust collector MFG?
- A20** No. Dust collector to be Torit or approved equal. Collector provided shall fit in available space, have the same performance characteristics, have the same construction quality, and have equal electrical characteristics as Torit model. Collector and accessories shall bear equal certifications and listings as Torit model.
- Q21 Is there a paint booth and accessories specification and schedule?
- A21** Specification not required. Paint booth and accessories are identified on dwg MH102.
- Q22 Is the GFS paint booth the only acceptable paint booth MFG?
- A22** No. Paint booth to be GFS or approved equal. Paint booth provided shall fit in available space, have the same performance characteristics, have the same construction quality, and have equal electrical characteristics as GFS model. Paint booth and accessories shall bear equal certifications and listings as GFS model. Paint booth manufacturer shall provide installation of all components and accessories, and start-up.

Q23 Who is to provide wiring of the paint booth accessories?

A23 Electrical contractor shall provide all interconnecting wiring to accessories as per equipment manufacturer design and installation documentation.

Q24 Please provide a detail for dust collection ducts supports (outdoors). Please provide an elevation to support the dust collection ducts outdoors.

A24 Supports to be per SMACNA per spec section 23 31 00; Parts 2.2.G and 3.1.C. Supply duct elevation at bottom of existing lintel is approximately 9'7" above finished floor.

Q25 Are insulated ducts in the attic to have Board or Wrap insulation? (Is the attic inside the building insulation envelope?)

A25 Board insulation required per spec section 23 07 11; Part 3.2.A.3.

Q26 With this being an existing building, are coordination drawings required? Or may we just field coordinate?

A26 Coordination drawings required per spec sections 22 05 11 and 23 05 11.

Q27 Do we know who the owner's commissioning agent will be for this project?

A27 VA will act as commissioning agent. Contractor is responsible as per spec 01 91 00 paragraph 1.10. Refer to answer to Q5.

Q28 Are grooved fittings allowed on the hot water?

A28 Yes. Grooved fittings are specified in the domestic water pipe section 22 11 11; Part 2.2.B.2. Grooved fittings are not allowed for heating hot water piping.

Q29 Are propress fittings allowed on the hot water?

A29 Yes. Press fittings are specified in the domestic water pipe section 22 11 11; Part 2.2.B.3. Press fittings are not allowed for heating hot water piping.

Q30 Is hot water heating pipe located in the attic to be heat traced?

A30 Yes. Contractor shall provide heat tracing. Refer to revised dwgs MP104, MP105, E103, and E602. Refer to revised specification 23 21 13; Parts 1.4, 2.18, and 3.7. References to heat tracing for steam and condensate piping have been removed from the spec. Refer to revised spec section 23 22 13; Parts 1.4 and 2.16.

Q31 Lighting fixture schedule addressed on Drawing E-602 does not indicate a manufacturer for each noted type. Please provide manufacturer information.

A31 Lights are specified in spec sections 26 51 00 and 26 56 00. The lighting schedule is performance based. The electrical contractor shall quote lighting fixtures and submit contractor selected manufacturer fixtures based on VA guidelines, Design Light Consortium Approved (DLC) for review and approval. Refer to answer to Q37.

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Q32 Drawing HA101 indicates removing asbestos contaminated soil, however, the specifications do not provide a quantity. Please advise the quantity of soil.

A32 No testing of soil has been performed. Testing will be the responsibility of the Contractor. It is assumed that the soil contains asbestos. Contaminated soil removal to be an allowance of 470 cu. ft. A unit price will be required to adjust the allowance as required based on field verification. Refer to revised spec sections 01 00 00; Part 1.3.B and 02 82 11; Parts 1.1.2 and 3.2.5. Refer to answer to Q45.

Q33 Can we utilize fiberglass insulation on cold water in lieu of cellular glass?

A33 No. Provide cellular glass for domestic cold water piping per spec section 22 07 11; Part 3.4.

Q34 Can we utilize PVC on sanitary below slab in lieu of cast iron?

A34 No. Provide cast iron for sanitary waste, drain, and vent piping per spec section 22 13 00.

Q35 Can we utilize PVC on waste and vent above grade in lieu of cast iron?

A35 No. Provide cast iron for sanitary waste, drain, and vent piping per spec section 22 13 00.

Q36 The drawings clearly show (2) refrigerant lines. Trane is indicating these are dual circuit machines which means there would be (4) refrigerant lines from the condensing units. Do the drawings need modified?

A36 Drawings have been revised to reflect requirement for dual circuit machines where indicated. Refer to revised drawing MP103.

Q37 The Lighting fixture schedule does not list any manufacturers. Is there a basis of design for the various fixtures or a preferred manufacturer?

A37 Lights are specified in spec sections 26 51 00 and 26 56 00. The lighting schedule is performance based. The electrical contractor shall quote lighting fixtures and submit contractor selected manufacturer fixtures based on VA guidelines, Design Light Consortium Approved (DLC) for review and approval. Refer to answer to Q31.

Q38 Fixture Type D Exterior Wall Pack w/Photo Cell is noted to match Building 7. Please provide information regarding the fixture at Building 7 in order to match.

A38 Exterior Light: LSI LTG XAMU-5-LED-128-SS-CW-UE-BLK
Wall Mounting Brackets: BKS-XBO-WM-*-CLR

Notes added to dwg E602.

Q39 Need a clarification on type of light fixtures types in rooms 107, 114, 115 and 118

A39 Room 107; Type "H"
Room 114; Type "A"
Room 115; Type "A"
Room 118; Type "L1"

Room 113 (outside of rooms 114 and 115); Type "A1" changed to Type "A".

Refer to revised dwgs E101 and E602.

Q40 We respectfully request an additional site visit to review the non-permit required confined space areas in the basement and attic to thoroughly review the scope of work required in these area. If an additional site visit is not possible, please provide photos of the confined space areas in the basement and attic that were unable to be seen at the site visit.

A40 There will be no additional site visits for the attic space. See attached photos A-1 through A-7. Refer to answer to Q3.

There will be no additional site visits for the Basement Utility Chase 009 (crawl space). There will be no photos provided of the Basement Utility Chase 009 (crawl space). Refer to answers to Q32 and Q45.

Q41 Will the building be cleared of all furniture, weights, etc. by the VA, or is the contractor expected to perform this work?

A41 Building will be vacated and cleared of all furniture, weights, etc. by VA for construction per spec section 01 00 00; Part 1.6.I.

Q42 Where does photo 11 on drawing AD102 occur?

A42 That is a view of the Electrical Room 102 on the first floor. Refer to revised dwg 2/AD101 for note.

Q43 Where does photo 12 on drawing AD102 occur?

A43 That is a view of the electrical pull box in the future Drug Cache 121 on the first floor. Refer to revised dwg 2/AD101 for note.

Q44 The finishes list on drawing A000 calls for LVT in rooms 103 & 120. No LVT product information is provided in the 09 06 00 Schedule of Finishes. Please provide information on what LVT product is to be used.

A44 Refer to revised spec section 09 06 00 Schedule of Finishes for LVT information.

Q45 Drawing HA101 directs that all contaminated soil is to be removed. What quantity of soil should we plan to remediate?

A45 No testing of soil has been performed. Testing will be the responsibility of the Contractor. It is assumed that the soil contains asbestos. Contaminated soil removal to be an allowance of 470 cu. ft. A unit price will be required to adjust the allowance as required based on field verification. Refer to revised spec sections 01 00 00; Part 1.3.B and 02 82 11; Parts 1.1.2 and 3.2.5. Refer to answer to Q32.